

HANOVER PLANNING BOARD



OCTOBER 30th, 2006

MINUTES OF MEETING

At 6:40 P.M., the Chairman Peter Moll called to order the October 30, 2006 meeting of the Hanover Planning Board. Board members Peter Moll, Rich Deluca, Maryann Brugnoli and Gary Hendershot were present. Associate members Steve Rusko and Bernie Campbell were present as well as the Town Planner, Andrew Port.

Sadly, Board member Brian Connolly lost his battle with cancer and passed away on October 22. The Board remembered Brian and his service to the Town.

The Board discussed the vacancy left by Brian's passing and determined that they would recommend Associate member Steve Rusko be appointed as the stand in member until the Town elections in May, 2007.

The Board reviewed the minutes of the October 16, 2006 meeting. Rich motioned to accept the minutes as amended. Gary seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

Morse Farm Estates – PB07-3C

The Chairman called the continued public hearing to order at 7:00 p.m. Deb Keller of McKenzie Engineering was present. She handed out a copy of the roadway section. The Board discussed the request from the applicant to reduce the width of the roadway. Jim O'Brien, the applicant told the Board that he had met with the Fire Department and that they were not in favor of the decrease in roadway width due to safety issues. The applicant agreed that the roadway width should remain at 26 feet but requested that the Board consider the Right of way be reduced from the 50 foot requirement. The Board was agreeable to reducing the right of way only at the stream crossing area. They discussed the waiver of sidewalks on one side of the street. The Board was agreeable to waiving the sidewalks and would consider the use of Cape Cod berm as opposed to granite curbing. The Board asked Dave Nyman of ENSR if Cape Cod berm would have any negative effect on stormwater management. Dave indicated that if it was done correctly there should not be a problem. They discussed the location of the street trees and the use of sloped granite cubing at the entrance to the subdivision. Tricia Morse, a relative of the property owner, thanked the Board for their consideration and spoke briefly about Mr. Morse who owned the property and the history of his family farm. An abutter asked the Board to please consider the impact the development would have on Whiting Street traffic. Maryann asked the applicant to get the Board a list of the waivers that they would be requesting. She then made the motion to continue the hearing until November 27, 2006 at 7:00 p.m. Gary seconded the motion and it was so voted unanimously.

1363 Washington Street – Mobile Phone Store – PB07-8LSP

The Chairman called the hearing to order at 7:45 p.m. Gary Hendershot read the public hearing notice into record. The Chairman appointed Steve Rusko to sit in on the hearing. The Town Planner indicated that he has had no objections from any other Boards or Departments. The Board discussed the plan with the applicant's engineer, David Johnson. Maryann made a motion to close the hearing and grant the special permit with two special conditions. Condition one is that the applicant supplies an Operations and Maintenance Plan. Condition two is that they sufficiently screen the dumpster from view. Rich seconded the motion and it was so voted unanimously.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Board endorsed various invoices from ENSR.

APPOINTMENTS

The Board met with Rich Arienti to discuss the possibilities of developing a piece of land along Mill Lane off of Broadway. Mr. Arienti showed the Board several different plans of the property that other developers had proposed. They discussed the possibility of using Graham Hill Drive as an access to a development of approximately 5 -7 single family homes. They also proposed using Mill Lane as an access but there were concerns with the amount of wetlands that would need to be crossed. The Board asked Mr. Arienti if he was considering a 40B project in that location. He indicated that a 40B would not be financially feasible for him in that location. The Board told Mr. Arienti that they would be interested in seeing plans showing the least impact on the wetlands.

OTHER BUSINESS

The Board discussed the upcoming Master Plan project. They expressed a desire to schedule a meeting with other Boards and Department heads to discuss the plan possibly in late January 2007. The Board went over the 1997 Master Plan and the progress that has been made in following that plan.

The Board discussed a request from Jim Leonard of Oak Hill Estates to reduce the amount of their bond to \$39,000 and to release lot six. The Town Planner said that he was waiting for a letter from the DPW superintendent to determine the amount of work to be completed. Rich made a motion to allow the reduction in the bond and to release lot 6 pending a letter from the DPW superintendent. Gary seconded the motion and it was so voted unanimously. Mr. Leonard told the Board that he could wait until their next meeting to get written approval of the Lot Release.

The Town Planner told the Board that the developer of the Sunset Point subdivision had contacted him and asked if the Board would consider allowing lot releases by holing lots instead of a cash guaranteed deposit. The Board indicated that they could not accept lots in lieu of cash for lot releases in order to ensure that sufficient funds are available to complete work if necessary, without cumbersome paperwork and legal proceedings.

Rich motioned to adjourn at 9:00 p.m. Gary seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:00 p.m.

Respectfully Submitted,
Margaret Hoffman

PLANNING BOARD SECRETARY